## 348 Dickenson Road Longsight Manchester M13 ONG

### Access Statement

It is proposed the ground floor of the above residential building will be used as an Asian community centre. The upper floors will be as at present residential and therefore no alterations to the present layout. The centre is entirely voluntary and employs no staff.- it is organised by a manager on a part time basis with assistance from volunteers. The proposed centre gives advice and help to vulnerable people in terms of social needs ie: filling-in forms, accommodation help, where to find special needs, language & health advice etc. with open hours from 9.00am to 6.00pm.The centre is for local residents to call in for advice & help and at any one time on more than 6-8 people would be in the centre. The centre is privately run and managed.
The ground floor will provide a single large room for the centre and an office for the manager when in the centre together with a small kitchen & toilet facilities. A conservatory is to be constructed to the rear of the property in the future when funds permit.
The basement will be used for storage in connection with the centre.
The existing upper floors residential accommodation is not subject to any alterations and the front garden & path refurbished as existing.
The elevations to the front and rear of the existing building will not be altered and none of the existing timber windows replaced as they are in good order.
The building has an existing patio area & garden there is no car parking within the cartilage of the site. The existing double gates provide access to a wide communal passage at the rear and this is used for servicing & fire access... The present waste material collection service is arranged by the client placing the existing bins at the gates which gives access to the passage on the arranged day.
Disabled access to the ground floor centre is provided by means of an external ramp at the rear to the rear entrance door ( 900mm. wide) from the rear court yard/garden area. The ramp & guard rails and the access doors are to be designed to the local authorities standards DFA2. The clients prefer this option rather than disfiguring the existing front garden and front elevation to include a wheel chair access ramp The disabled Toilet is designed to meet the requirements of the Manchester Disabled Peoples Access Group.

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